

11 Barley Drive
Burton Latimer
NN15 5YU

£400,000

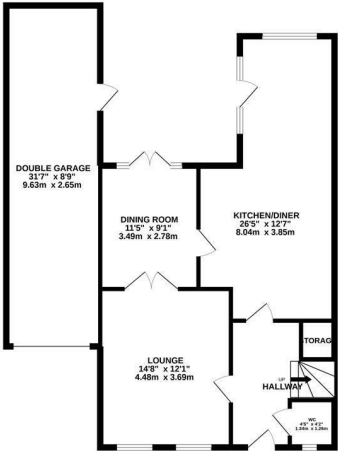


OSCAR JAMES

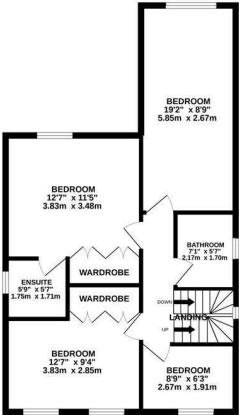
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FLOOR PLANS

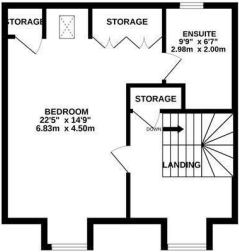
GROUND FLOOR
948 sq.ft. (88.1 sq.m.) approx.



1ST FLOOR
652 sq.ft. (60.6 sq.m.) approx.



2ND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 2047 sq.ft. (190.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AT A GLANCE...



Lounge & Separate Dining Room



Extended Kitchen Diner



5 Bedrooms



2 Ensuites, Family Bathroom & W/C



Front & Rear Garden



Off Road Parking & Tandem Double Garage



WHAT'S GREAT?

A beautifully extended five-bedroom detached family home, ideally situated in the ever-popular town of Burton Latimer.

Boasting a private driveway and a tandem-length double garage, this impressive property offers generous living accommodation arranged over three spacious floors.

The ground floor welcomes you with a bright entrance hall leading to a well-proportioned lounge and a separate dining room—ideal for entertaining. The standout feature is the extended kitchen/diner, offering ample space for family living, alongside a convenient ground-floor WC.

On the first floor you will find three excellent double bedrooms, one of which benefits from its own en-suite shower room, plus a fourth single bedroom

currently used as a study—perfect for those working from home. A modern family bathroom completes this level.

The top floor is dedicated to the luxurious master suite, featuring built-in wardrobes and a second en-suite bathroom. A useful landing area provides additional storage space or could be styled as a cosy reading nook.

Outside, the property enjoys an attractive frontage, while the fully enclosed rear garden is mainly laid to lawn with a lovely patio area—perfect for relaxing or social gatherings.

This exceptional home has so much to offer.

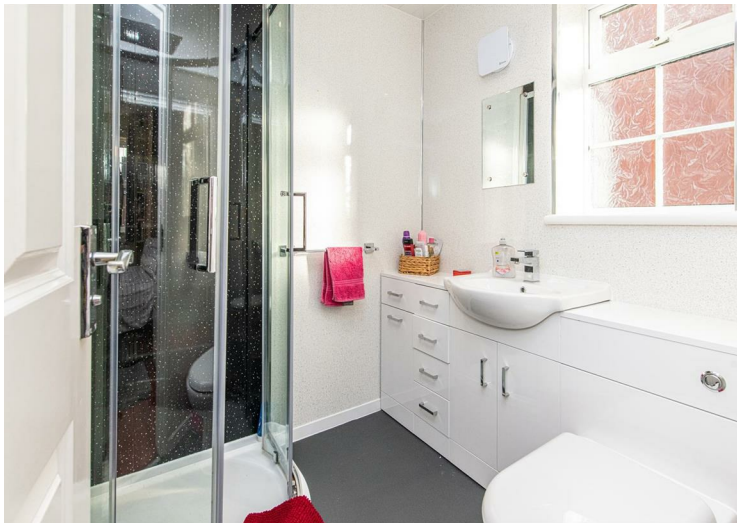
To arrange your viewing, please contact Oscar James today.

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SELLER'S SECRET

This has been my family home for a number of years and the space it has given to us has been fantastic. We had the kitchen extended so it has been a wonderful place to socialise.



Why we like it....

This is the house that keeps on giving, its incredibly spacious, in a fantastic location and offers really versatile living, there's still scope for a buyer to put their own stamp on it too!

OSCAR JAMES

45 High Street | Burton Latimer | NN15 5LB
01536 722 222
www.oscar-james.com

To buy or not to buy....
